

# \$449,900 - 231 Marquis Lane Se, Calgary

MLS® #A2251087

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.00 Acres

Mahogany, Calgary, Alberta

**BRIGHT & MODERN TOWNHOME | DOUBLE TANDEM GARAGE | AIR CONDITIONING | AFFORDABLE FEES -** Welcome to 231 Marquis Lane SE, a meticulously maintained Jayman *Esprit* model townhome located in the sought-after lake community of Mahogany. With over 1400 sq. ft. of thoughtfully designed living space, this home blends style, function, and comfort. The heart of the home is a sun-filled kitchen featuring quartz countertops, a massive island with seating, stainless steel appliances, rich cabinetry, and a custom tile backsplash. The open-concept layout flows seamlessly into the dining and living areas, perfect for both everyday living and entertaining. Just off the main level, a spacious balcony with a gas BBQ hookup extends your living outdoors and overlooks the landscaped greenbelt. Upstairs, the primary retreat includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bath, and convenient upstairs laundry complete this level, making it ideal for families or professionals alike. The entry level offers a rare tandem double garage (15' x 35') with extra storage, along with direct access to the green space behind the property. Living in Mahogany means access to Calgary's premier four-season lake community. Residents enjoy the private beach club, parks, pathways, and easy access to schools, shops, and major routes. This is a turnkey home that combines modern upgrades, functional design, and



unbeatable community amenities. Call your favourite REALTOR® to book a showing today!

Built in 2013

### Essential Information

MLS® #	A2251087
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	231 Marquis Lane Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G6

### Amenities

Amenities	Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

## **Exterior**

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space, Lawn, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	August 24th, 2025
Days on Market	2
Zoning	DC
HOA Fees	449
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	MaxWell Capital Realty
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